

TOWN OF UNION PLAN COMMISSION MEETING

Minutes for April 26, 2007

The Town of Union Plan Commission meeting was called to order on April 26, 2007 at the Eager Free Public Library, 39 W. Main Street, Evansville, WI at 7:00 p.m. by Alvin Francis. Members present included Doug Zweizig, Kim Gruebling, Mike Exum, Alvin Francis, Marty Johnson, and Eric Larsen. Richard Templeton Jr. was absent. Also in attendance: Building Inspector Bob Fahey.

Kim Gruebling moved to approve the March 29, 2007 Plan Commission minutes with the corrected spelling of Eric Larsen's name. Second by Eric Larsen. Minutes approved.

Discussion and recommendation to Town Board for request by Randy Shotliff, 4215 Winnequah Dr. Monona, WI 53716 for a land division and zoning change to create 22 rural residential parcels (20 buildable lots and 2 outlots) using 41.65 acres of land from two A1 parcels (#6-20-212 (89.406 acres) & #6-20-211 (33.1 acres)). The remaining 80 some acres of parcels #6-20-212 and #6-20-211 will then be combined with the A1 parcel #6-20-210 (32.881 acres) to create one large A1 parcel of approximately 114 acres. This land is located in the NW 1/4 of Section 24 and part of the SW 1/4 of Section 24.

Alvin Francis read the March 29, 2007 Plan Commission action on this request. In response to additional information requested by the Commission, Ron Combs presented the following items:

- Rock County Soils map indicating Kidder and St. Charles soils present in the area.
- Rock County Planning, Economic & Community Development Agency looked at the concept plan for "The Meadows" and noted a need for another access if more than 24 lots will be created. See letter from Steve Schraufnagel, Acting Planning Director dated April 23, 2007.
- A written Preliminary Traffic Analysis (March 29, 2007)
- Verbal response to Standards for Evaluating Conditional Uses, Changing Zoning Districts and Granting Variances in Section 17.20.

Ron estimated a \$225,000-\$250,000 value per house & lot and that a meeting was held with City of Evansville however, they won't take action on this proposal until the Town of Union takes action as in accordance with their City's ordinance. He also noted that they haven't yet completed the covenants and Homeowner's Association agreement which the Plan Commission requested.

Marty Johnson read from the Comprehensive Plan regarding the target for developing lands short term and long term wise (page 11-15). He stated that this land in question is considered more long term due to its distance from town. Doug Zweizig noted page 2-3 of the Plan makes reference to this as well.

Alvin opened the meeting to public comment. Public comments included questions of what the numbers say regarding the impact of this development regarding costs to the township and town tax payers and noting the recommendation for a cost of doing a housing study for developments as identified in the Comprehensive Plan.

Bob Janes, an adjoining property owner, and member of the original Smart Growth Plan stated he feels people are looking for a reason to deny this when he feels it meets the intention of the Smart Growth Plan.

Ron Combs noted that Randy is willing to enter into a developers agreement that would limit the

number of building permits.

It was questioned whether or not the Plan Commission can take action at this meeting based on the motion for more information requested at the March meeting.

Clerk O'Leary noted an estimated tax savings of roughly \$200 on an assessment of \$200,000 if costs were held constant with last year's taxes and considering 22 homes built at \$250,000 each. This would help towards the loss of assessed value due to the annexation of Southern Grain.

Concern was made about the assessment tool regarding the scoring mechanism and its relativity to the Comprehensive Plan.

Ron asked for clarification on the economic impact study requested in the March meeting. Doug stated basic information is needed, no elaborate study. Mike Exum will provide some formulas to Alvin regarding impact costs.

Doug moved that the Commission continue to postpone a decision until the information requested at the March 29, 2007 meeting is provided to the committee and that the information be provided to the Clerk by the Monday prior to the Plan Commission meeting. Second by Eric Larsen. Motion passed by unanimous roll call vote.

Discussion on Changing A-1, 2, 3, Zoning Districts to Allow Wind Powered Electrical Generation Equipment

Gary Haltmufderheide from ECO Energy, a division of The Morse Group, is working in the Town of Magnolia to generate wind energy. They are also interested in locating a wind turbine site in the Town of Union.

Gary noted if the project goes over 50 megawatts, there would be money that would come back through Shared Revenue. Right now they're looking at 1.5 megawatts.

Heather Brown provided some information about personal wind turbines.

Eric Kostecki, Renewable Energy project Coordinator at Wisconsin Public Power Inc (of which the City of Evansville Water & Light Co., is a member) presented additional information on the relationship established between the wind turbine developers and their company.

Alvin noted at a future meeting the Commission will have to look at an ordinance to handle commercial and personal wind turbines.

Concerns for the ordinance include fall zone, height, footings, insurance and other health and safety issues. Discussion was had about having opportunities for installation of wind turbines as a conditional use.

Kim moved to postpone further discussion on this until the next meeting to provide time for members to review literature provided this evening. Second by Mike Exum. Discussion had on writing a draft prior to the next meeting. Mike Exum will call DOA regarding single wind turbine ordinance language. Motion approved by unanimous voice vote.

Discussion on Designating an Exclusive A-1 Area Allowing Large Animal Facilities over 500 Animal Units under Sec 93.90 of Wi Statutes and Atcp 51 and Reviewing Animal

Restrictions in A-2 and A-3 Zoning Areas.

Alvin passed out information on this subject including a section in the Town of Magnolia's ordinance. No action taken.

Discussion on Changing A-3 Zoning to Allow Telephone, Gas, and Electric Transmission Lines, Buildings, or Structures as a Conditional Use

Item not addressed due to the late hour.

Report from Plan Commission Training Attendees

Due to the late hour, no report was provided.

Adjournment

Mike Exum moved to adjourn. Doug Zweizig seconded. Meeting adjourned at 9:51 p.m.

Respectfully submitted by:
Linda O'Leary

Note: These meeting minutes are considered draft until final approval of Plan Commission.